

HIGHLAND VILLAGE 4th ADD.

HIGHLAND VILLAGE

FOURTH SECTION

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage. No mobile homes or basement dwellings will be permitted in this sub-division.
2. No dwelling shall be constructed, erected, or relocated to this sub-division unless it shall have a minimum first floor area of 900 square feet for a single story, a minimum floor area of 864 square feet exclusive of the lower of the three levels on a split level; or 750 square feet on the first floor of a two story house. Open porches and breezeways or garages shall not be counted as a part of the minimum floor area.
3. No residence shall be established or maintained in any manner within this sub-division except in a complete and finished dwelling meeting all the requirements of these restrictions.
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.
5. No material used in the construction of dwellings, attached auxiliary building or detached auxiliary buildings within one half the depth of the lot from the building setback line, shall be used as roofing or siding which is fabricated of one or more materials in such a way as to resemble another material of higher quality and/or better appearance.
6. No trees shall be planted, set out or preserved within the street right-of-way.
7. No building, porch, garage, carport, shed, leanto or other structure may be constructed, erected, or maintained closer to the front or side street line than the building setback line shown on the plat nor closer to the side property line than 5 feet except that a structure lying wholly within the rear quarter of the lot shall not require a side lot clearance.
8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No planting, wall, building or structure shall be built or maintained in this area; nor shall any vehicular access over the areas be permitted except for the purpose of installation and maintenance of utilities and drainage facilities. The municipal government, or utility, does not assume liability for replacement of grass or plantings in or immediately adjacent to these easements which is damaged or destroyed through maintenance, repair or installation operations.
9. No residential building shall be erected upon any of said lots unless it contains inside flush toilet. No outside privies are to be erected on any of said lots. All residential buildings shall have garbage disposal units.

10. The owner of each lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. No lot shall be used or maintained as a dumping ground for rubbish; nor shall the lot be used for the open storage of junk or other used materials. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. Conveyance of all lots in this addition will be by lot numbers with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein.
12. There shall be no sub-division of any lot or lots nor any sale thereof in parcels except a portion of a lot may be sold to an adjoining owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots owned by one person and used as a single building site shall be considered one lot.
13. Protective screening areas are established as shown on the recorded plat. Planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen, fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.
14. No continuous fence, hedge or planting shall be erected or maintained beyond the building setback line on any lot.
15. Every dwelling shall have a 16 feet minimum paved drive from the street to the building setback line or garage, if one is constructed. Residents shall park offstreet on these drives; guests may park on streets.
16. These restrictions shall not apply to Block A which is reserved for commercial purposes.

Date _____

FIRST HIGHLAND CORPORATION


Roy T. Wilson, President


D.L. Johnson, Secretary-Treasurer

HIGHLAND VILLAGE

FOURTH SECTION

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage. No mobile homes or basement dwellings will be permitted in this sub-division. ✓
2. No dwelling shall be constructed, erected, or relocated to this sub-division unless it shall have a minimum first floor area of 900 square feet for a single story, a minimum floor area of 864 square feet exclusive of the lower of the three levels on a split level; or 750 square feet on the first floor of a two story house. Open porches and breezeways or garages shall not be counted as a part of the minimum floor area. ✓
3. No residence shall be established or maintained in any manner within this sub-division except in a complete and finished dwelling meeting all the requirements of these restrictions. ✓
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose. ✓
5. No material used in the construction of dwellings, attached auxiliary building or detached auxiliary buildings within one half the depth of the lot from the building setback line, shall be used as roofing or siding which is fabricated of one or more materials in such a way as to resemble another material of higher quality and/or better appearance. ✓
6. No trees shall be planted, set out or preserved within the street right-of-way. ✓
7. No building, porch, garage, carport, shed, lean-to or other structure may be constructed, erected, or maintained closer to the front or side street line than the building setback line shown on the plat nor closer to the side property line than 5 feet except that a structure lying wholly within the rear quarter of the lot shall not require a side lot clearance. ✓
8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No planting, wall, fence, building or structure shall be built or maintained in this area; nor shall any vehicular access over the areas be permitted except for the purpose of installation and maintenance of utilities and drainage facilities. The municipal government, or utility, does not assume liability for replacement of grass or plantings in or immediately adjacent to these easements which is damaged or destroyed through maintenance, repair or installation operations. ✓
9. No residential building shall be erected upon any of said lots unless it contains inside flush toilet. No outside privies are to be erected on any of said lots. All residential buildings shall have garbage disposal units. ✓

10. The owner of each lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. No lot shall be used or maintained as a dumping ground for rubbish; nor shall the lot be used for the open storage of junk or other used materials. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. ✓
11. Conveyance of all lots in this addition will be by lot numbers with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein. ✓
12. There shall be no sub-division of any lot or lots nor any sale thereof in parcels except a portion of a lot may be sold to an adjoining owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots owned by one person and used as a single building site shall be considered one lot. ✓
13. Protective screening areas are established as shown on the recorded plat. Planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen, fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities. ✓
14. No continuous fence, hedge or planting shall be erected or maintained beyond the building setback line on any lot. ✓
15. Every dwelling shall have a 16 feet minimum paved drive from the street to the building setback line or garage, if one is constructed. Residents shall park offstreet on these drives; guests may park on streets. ✓
16. These restriction shall not apply to Block A which is reserved for commercial purposes. ✓

Date _____

FIRST HIGHLAND CORPORATION

Roy T. Wilson, President

D.L. Johnson, Secretary-Treasurer

HIGHLAND VILLAGE

FOURTH SECTION

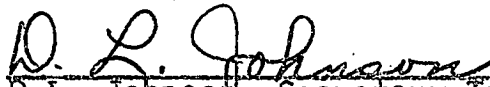
1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two stories in height and a private garage. No mobile homes or basement dwellings will be permitted in this sub-division.
2. No dwelling shall be constructed, erected, or relocated to this sub-division unless it shall have a minimum first floor area of 900 square feet for a single story, a minimum floor area of 864 square feet exclusive of the lower of the three levels on a split level; or 750 square feet on the first floor of a two story house. Open porches and breezeways or garages shall not be counted as a part of the minimum floor area.
3. No residence shall be established or maintained in any manner within this sub-division except in a complete and finished dwelling meeting all the requirements of these restrictions.
4. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other normally recognized household pets may be kept providing they are not kept, bred or maintained for any commercial purpose.
5. No material used in the construction of dwellings, attached auxiliary building or detached auxiliary buildings within one half the depth of the lot from the building setback line, shall be used as roofing or siding which is fabricated of one or more materials in such a way as to resemble another material of higher quality and/or better appearance.
6. No trees shall be planted, set out or preserved within the street right-of-way.
7. No building, porch, garage, carport, shed, leanto or other structure may be constructed, erected, or maintained closer to the front or side street line than the building setback line shown on the plat nor closer to the side property line than 5 feet except that a structure lying wholly within the rear quarter of the lot shall not require a side lot clearance.
8. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No planting, wall, building or structure shall be built or maintained in this area; nor shall any vehicular access over the areas be permitted except for the purpose of installation and maintenance of utilities and drainage facilities. The municipal government, or utility, does not assume liability for replacement of grass or plantings in or immediately adjacent to these easements which is damaged or destroyed through maintenance, repair or installation operations.
9. No residential building shall be erected upon any of said lots unless it contains inside flush toilet. No outside privies are to be erected on any of said lots. All residential buildings shall have garbage disposal units.

10. The owner of each lot shall be liable for and hereby assumes and agrees to maintain his property neat and clean and free of any paper, trash, weeds or any unsightly growth or other debris. No lot shall be used or maintained as a dumping ground for rubbish; nor shall the lot be used for the open storage of junk or other used materials. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
11. Conveyance of all lots in this addition will be by lot numbers with reference to the plat. Title to each lot shall be subject to the restrictions set forth herein.
12. There shall be no sub-division of any lot or lots nor any sale thereof in parcels except a portion of a lot may be sold to an adjoining owner if no new lot is created. For the purpose of these conditions and restrictions, all adjoining lots owned by one person and used as a single building site shall be considered one lot.
13. Protective screening areas are established as shown on the recorded plat. Planting, fences or walls shall be maintained throughout the entire length of such areas by the owner or owners of the lots at their own expense to form an effective screen for the protection of the residential area. No building or structure except a screen, fence or wall or utilities or drainage facilities shall be placed or permitted to remain in such areas. No vehicular access over the areas shall be permitted except for the purpose of installation and maintenance of screening, utilities and drainage facilities.
14. No continuous fence, hedge or planting shall be erected or maintained beyond the building setback line on any lot.
15. Every dwelling shall have a 16 feet minimum paved drive from the street to the building setback line or garage, if one is constructed. Residents shall park offstreet on these drives; guests may park on streets.
16. These restrictions shall not apply to Block A which is reserved for commercial purposes.

Date _____

FIRST HIGHLAND CORPORATION


Roy T. Wilson, President


D.L. Johnson, Secretary-Treasurer

